

## ARTICLE III. - USE REGULATIONS

### DIVISION 2. - ESTABLISHMENT OF DISTRICTS

#### Sec. 37-42. - Division of City into districts.

For the purpose of carrying out the regulations in this chapter, the City of Champaign and any property that is outside the corporate boundaries of the City but subject by law to the City's zoning jurisdiction, is divided into the districts listed in Table III-A of this article. Property may also be assigned to an overlay district.

**TABLE III-A**

#### *Residential Districts*

SF1	Single-Family District
SF2	Single- and Two-Family District
MF1	Multifamily Low Density District
MF2	Multifamily Medium Density District
MF3	Multifamily High Density/Limited Business District
MFUniv	Multifamily University District
MHS	Manufactured Housing Subdivision
MHP	Manufactured Housing Park
IT-SF1	In-Town Single-Family District
IT-SF2	In-Town Single- and Two-Family District
IT-NC	In-Town Neighborhood Conservation District
IT-MF	In-Town Multifamily District
IT-MX	In-Town Mixed Use District

### *Commercial/Office Districts*

CO	Commercial Office District
CN	Commercial Neighborhood District
CG	Commercial General District
CB1	Central Business Urban Fringe District
CB2	Central Business Downtown District
CB3	Central Business Campustown District
IOP	Interstate Office Park

### *Commercial/Industrial Districts*

CI	Commercial Industrial
IBP	Interstate Business Park
I1	Industrial-Light District
I2	Industrial-Heavy District

## **DIVISION 3. - PURPOSE AND REGULATIONS FOR DISTRICTS**

### **Sec. 37-45. - Purpose.**

In addition to the general purpose of this article as listed above, the individual zoning districts also serve more specific individual purposes. A description of the general character, intensity, and location of each district is contained in the following sections.

### **Sec. 37-46.1. - SF1 Single-Family District—Purpose.**

The primary purpose for the SF1 District is to provide for detached single-family dwellings with related uses for recreational, religious, or cultural activities. Some accessory uses are also allowed. This district should be protected from encroachment of uses that create significant negative impacts upon the residential area.

#### **Sec. 37-46.2. - Permitted uses in the SF1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the SF1 District, except for one or more of the following uses which are permitted:

- (a) Golf Course/Country Club;
- (b) Park/Playground;
- (c) Single-Family Dwelling;
- (d) Cemetery;
- (e) Community Living Facility, Category I and II;
- (f) Religious Institution established prior to date of adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (g) Farm;
- (h) Recovery Home.

#### **Sec. 37-46.3. - Provisional uses in the SF1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the SF1 District, except for one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) College or University, provided that the use is located on a contiguous campus of twenty (20) acres or more and has direct access to a collector or arterial street;
- (c) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (d) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another community living facility, category III;
- (e) Day Care Center;
- (f) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be directly located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (h) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (i) Utility Station, provided the use occupies a minimum lot size of twenty-thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (j) Accessory Parking Lots.

#### **Sec. 37-46.4. - Special uses in the SF1 District.**

No specific use is permitted in the SF1 District only as a special use.

**Sec. 37-46.5. - Performance standards for the SF1 District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) All commercial landscaping and construction equipment for permitted non-residential uses shall be contained within an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain equipment within a building, storage of such equipment shall comply with screening requirements for a high impact non-residential use as specified in Article X, Landscaping and Screening.
- (b) Non-residential uses allowed in this district shall not store bulk storage of hazardous substances, construction materials, commercial vehicles, or heavy equipment on sites less than five (5) acres in area. Such storage shall be completely indoors and shall be located at least three hundred (300) feet from any adjacent residential lot line.
- (c) There shall be only one (1) principal use per lot, provided that two (2) or more institutional uses affiliated with one (1) another may be located on a single lot.
- (d) No auto repair shall be permitted on vehicles at locations for which the vehicle is not registered. Any vehicle without properly displayed license plates shall not be considered registered to the property it is located upon.

**Sec. 37-47.1. - SF2 Single-Family and Two-Family District—Purpose.**

It is the primary purpose of the SF2 District to provide for single-family detached homes, two-family attached dwellings (duplexes) and accessory uses. These areas may include related uses for recreational, religious, or cultural activities and some accessory uses. SF2 Districts should be protected from land uses that are out of character with residential areas. Densities in this district range from four (4) to eight (8) dwelling units per acre.

**Sec. 37-47.2. - Permitted uses in the SF2 District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the SF2 District, except for one or more of the following uses which are permitted:

- (a) Golf Course/Country Club;
- (b) Park/Playground;
- (c) Single-Family Dwelling;
- (d) Two-Family Dwelling;
- (e) Common Lot Line Duplex;
- (f) Community Living Facility, Category I and II;
- (g) Any Religious Institution, established prior to date of adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (h) Farm;
- (i) Cemetery;
- (j) Recovery Home.

**Sec. 37-47.3. - Provisional uses in the SF2 District.**

Unless otherwise provided in this chapter, no structure or land may be used and no structure may be erected, converted, or structurally altered in the SF2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the Ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (h) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (i) Accessory parking lots.

**Sec. 37-47.4. - Special uses in the SF2 District.**

No specific use is permitted in the SF2 District only as a special use.

**Sec. 37-47.5. - Performance standards for the SF2 District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

**Sec. 37-48.1. - MF1 Multifamily Low Density District—Purpose.**

It is the primary purpose of the MF1 District to provide for low density multifamily dwellings. The multifamily buildings are generally low-rise, lower density apartments of two to three stories. Open space and recreational amenities should be provided for residents. The MF1 District is appropriate next to areas with low density single-family development patterns and may serve as a transitional use. Density is controlled by the floor area ratio and open space ratio. The average density will range from twelve (12) to thirty (30) units per acre.

**Sec. 37-48.2. - Permitted uses in the MF1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF1 District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Common Lot Line Duplex;
- (e) Community Living Facility, Category I and II;
- (f) Community or Government Building;
- (g) Golf Course/Country Club;
- (h) Library/Museum;
- (i) Multifamily Dwelling;
- (j) Park/Playground;
- (k) Recovery Home;
- (l) Religious Institution;
- (m) School K—12;
- (n) Single-Family Dwelling;
- (o) Two-Family Dwelling.

**Sec. 37-48.3. - Provisional uses in the MF1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF1 District, except for one or more of the permitted uses listed above or one or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another community Living Facility, Category III;
- (c) Day Care Center;
- (d) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (e) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (f) Accessory Parking Lot.

**Sec. 37-48.4. - Special uses in the MF1 District.**

No specific use is permitted in the MF1 District only as a special use.

**Sec. 37-48.5. - Performance standards for the MF1 District.**

In addition to other applicable development standards, each use shall comply with the following standards:

- (a) All commercial landscaping and construction equipment for permitted nonresidential uses shall be contained within an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain such equipment within a building, storage of such equipment shall comply with screening requirements for a high impact nonresidential use in Article X, Landscaping and Screening.
- (b) Nonresidential uses shall not store bulk storage of hazardous material, commercial vehicles, or construction equipment on sites less than five (5) acres in area. Such storage shall be completely indoors and shall be located at least three hundred (300) feet from any adjacent residential district.
- (c) The maximum number of bedrooms in any dwelling unit in a multifamily structure shall be four (4) bedrooms. Total square feet of area for all bedrooms shall not exceed six hundred (600) square feet.
- (d) No auto repair shall be permitted on vehicles at locations for which the vehicle is not registered. Any vehicle without properly displayed license plates shall not be considered registered to the property that it is located upon.
- (e) Only one principal use per lot is permitted, except as provided in Article VI, Planned Developments.

**Sec. 37-49.1. - MF2 Multifamily Medium Density District—Purpose.**

It is the primary purpose of the MF2 District to provide for multifamily development at a higher density than the MF1 District, but not as high as the dense urban core around the University of Illinois. Density is controlled by the floor area ratio and open space ratio. The average density can achieve fifty (50) dwelling units per acre. The MF2 District is a good transition between commercial areas, or major travel corridors and single-family areas. This district is appropriate in urban areas with compact development patterns. There should be an adequate system of local streets and residential collectors to serve MF2 District areas. MF2 District areas may be located along major arterials. Locations near service by mass transit should be encouraged.

**Sec. 37-49.2. - Permitted uses in the MF2 District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF2 District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Boarding/Rooming House;
- (e) Common Lot Line Duplex;
- (f) Community Living Facility, Category I and II;
- (g) Community or Government Building;
- (h) Golf Course/Country Club;

- (i) Library/Museum;
- (j) Multifamily Dwelling;
- (k) Park/Playground;
- (l) Recovery Home;
- (m) Religious Institution;
- (n) Residential Care Facility;
- (o) School K—12;
- (p) Single Room Occupancy Unit;
- (q) Single-Family Dwelling;
- (r) Two-Family Dwelling.

**Sec. 37-49.3. - Provisional uses in the MF2 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF2 District, except for one or more of the permitted uses listed above or one or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking Lot;
- (b) Bed and Breakfast Homestay;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Emergency Shelter;
- (f) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (g) Transitional Housing;
- (h) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

**Sec. 37-49.4. - Special uses in the MF2 District.**

No specific use is permitted in the MF2 District only as a special use.

**Sec. 37-49.5. - Performance standards for the MF2 District.**

Each use shall comply with the performance standards of the MF1 District and no dwelling unit in the University District, as defined in this chapter, shall contain more than four (4) bedrooms.



**Sec. 37-50.1. - MF3 Multifamily High Density, Restricted Business District—Purpose.**

The primary purpose of the MF3 District is to provide for a mix of high density multifamily, college housing, offices, and mixed-use buildings generally found in close proximity to universities and colleges. Some restricted businesses such as offices, as well as retail or personal services related to multifamily developments are permitted. Density is controlled by the floor area ratio and open space ratio. The average density can range up to seventy (70) dwelling units per acre. There should be an adequate system of local streets and residential collectors. The district may be located on major arterials.

**Sec. 37-50.2. - Permitted uses in the MF3 District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF3 District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Boarding/Rooming House;
- (e) College and University;
- (f) Common Lot Line Duplex;
- (g) Community Living Facility, Category I and II;
- (h) Community or Government Building;
- (i) Library/Museum;
- (j) Lodge;
- (k) Multifamily Dwellings;
- (l) Park/Playground;
- (m) Recovery Home;
- (n) Religious Institution;
- (o) Residential Care Facility;
- (p) School K—12;
- (q) Single Room Occupancy Unit;
- (r) Single-Family Dwelling;
- (s) Two-Family Dwelling;
- (t) University Group Housing.

**Sec. 37-50.3. - Provisional uses in the MF3 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF3 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking Lot;

- (b) Bed and Breakfast Homestay;
- (c) Clinic, provided the total floor area in the building devoted to office space shall not exceed ten thousand (10,000) square feet;
- (d) Community Living Facility, Category III, provided the use shall be separated by a least one thousand (1,000) feet from another Community Living Facility, Category III;
- (e) Day Care Center;
- (f) Dry Cleaner/Laundry;
- (g) Eleemosynary Student Foundation, provided that the facility is with the University Overlay District;
- (h) Emergency Shelter;
- (i) Financial Institution;
- (j) Office, provided the total area in the building devoted to office space shall not exceed ten thousand (10,000) square feet, provided that up to fifteen thousand (15,000) square feet of office space is permitted if the subject office takes its vehicle access from an arterial street or a collector street as designated by the Comprehensive Plan;
- (k) Personal Service;
- (l) Restaurant/Snack Bar;
- (m) Retail Food/Drug;
- (n) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (o) Transitional housing;
- (p) Utility Station; provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

**Sec. 37-50.4. - Special uses in the MF3 District.**

No specific use is permitted in the MF3 District only as a special use.

**Sec. 37-50.5. - Performance standards for the MF3 District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the MF2 District.

**Sec. 37-51.1. - MFUniv Multifamily University District—Purpose.**

The primary purpose of the MFUniv District is to provide for high density multifamily housing near the University of Illinois campus. Non-residential uses are mostly not permitted. Density is controlled by height and setbacks. There should be an adequate system of local streets and residential collectors. The district may be located on major arterials. This district is characterized by development and design standards that support a variety of transportation choice among residents, a neighborhood feel, and the redevelopment of building stock as it ages.

**Sec. 37-51.2. - Permitted uses in the MFUniv District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MFUniv District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Boarding/Rooming House;
- (e) College and University;
- (f) Common Lot Line Dwelling;
- (g) Community Living Facility, Category I and II;
- (h) Community or Government Building;
- (i) Eleemosynary Student Foundation;
- (j) Library/Museum;
- (k) Multifamily Dwellings;
- (l) Park/Playground;
- (m) Recovery Home;
- (n) Religious Institution;
- (o) Residential Care Facility;
- (p) School K—12;
- (r) Single-Family Dwelling;
- (s) Two-Family Dwelling;
- (t) University Group Housing.

**Sec. 37-51.3. - Provisional uses in the MFUniv District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MFUniv District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community Living Facility, Category III, provided the use shall be separated by a least one thousand (1,000) feet from another Community Living Facility, Category III;
- (c) Utility Station; provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

**Sec. 37-51.4. - Special uses in the MFUniv District.**

No specific use is permitted in the MFUniv District only as a special use.

**Sec. 37-51.5. - Performance standards for the MFUniv District.**

In addition to other applicable development standards, no dwelling unit shall contain more than four (4) bedrooms.

**Sec. 37-52.1. - MHS Manufactured Housing Subdivision District—Purpose.**

It is the primary purpose of the MHS District to provide for the development of single-family residential subdivisions which allow for the construction of manufactured homes on individual lots. This district allows the development of a residential subdivision which provides all required infrastructure including streets, sidewalks, and public utilities, but the homes within the subdivision are manufactured homes. All units must meet the HUD Code at minimum, for use in this district. The density of these subdivisions is similar to the SF2 District.

**Sec. 37-52.2. - Permitted uses in the MHS District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MHS District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) School K—12;
- (c) Single-Family Dwelling, HUD or CABO Standard;
- (d) Community Living Facility, Category I and II;
- (e) Recovery Home.

**Sec. 37-52.3. - Provisional uses in the MHS District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted or structurally altered in the MHS District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (b) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (c) Day Care Center;
- (d) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (e) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall

be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;

**Sec. 37-52.4. - Special uses in the MHS District.**

No specific use is permitted in the MHS District only as a special use.

**Sec. 37-52.5. - Performance standards for MHS.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) Each home shall be placed on a permanent foundation, includes skirting that replicates a foundation of a CABO standard home.
- (b) Each home shall be a double-wide unit with a minimum of eight hundred fifty (850) square feet.
- (c) Each home shall be of a finished material including, but not limited to wood, vinyl siding, brick, or stucco.
- (d) Each home shall have a pitched roof of at least 3:12.
- (e) A minimum area of a manufactured housing subdivision shall be five (5) acres.

**Sec. 37-53.1. - MHP Manufactured Housing Park District—Purpose.**

It is the primary purpose of the MHP District to provide for manufactured housing developments. This district allows unified developments where individual pads are provided for owners of manufactured homes. All developments are subject to provisional use review and all units must comply with current HUD Construction Codes. The density of these developments should fall between the SF2 District and the MF1 District. These developments are generally more in character with single-family detached neighborhoods with private open space for each dwelling unit. The MH District can make a good transition between commercial areas, heavily traveled corridors, and single-family areas.

**Sec. 37-53.2. - Permitted uses in the MHP District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MHP District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) School K—12;
- (c) Cemetery;
- (d) Community Living Facility, Category I and II;
- (e) Recovery Home.

**Sec. 37-53.3. - Provisional uses in the MHP District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MHP District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Manufactured Housing Park;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;

**Sec. 37-53.4. - Special uses in the MHP District.**

No specific use is permitted in the MHP District only as a special use.

**Sec. 37-53.5. - Performance standards for the MHP District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the MF1 District.

**Sec. 37-54.1. - IT-SF1 In-Town Single-Family District—Purpose.**

The purpose of the IT-SF1 District is to preserve and protect low density, single-family, detached residential development and two-family attached residential development in the in-town area. The District also protects and encourages the preservation of existing and cohesive, consistent, affordable single-family areas within the in-town area. This is a low density district with net densities of up to six (6) dwelling units per acre.

**Sec. 37-54.2. - Permitted uses in the IT-SF1 District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-SF1 District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-Family Dwelling;
- (c) Community Living Facility, Category I and II;

- (d) Any Religious Institution, established prior to adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (e) Recovery Home.

**Sec. 37-54.3. - Provisional uses in the IT-SF1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-SF1 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (h) Accessory Parking Lots;
- (i) Accessory Apartment;
- (j) Conversion (from SF to 2 Units) provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
  - (1) A minimum lot area of seven thousand (7,000) square feet.
  - (2) A minimum lot width of sixty (60) feet.
  - (3) A six-foot landscape setback.
- (k) Two Family Dwelling;
- (l) Accessory Office;
- (m) Common Lot Line Duplex.

**Sec. 37-54.4. - Special uses in the IT-SF1 District.**

No specific use is permitted in the IT-SF1 District only as a special use.

**Sec. 37-54.5. - Performance standards for the IT-SF1 District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

**Sec. 37-55.1. - IT-SF2 In-Town Single-Family and Two-Family District—Purpose.**

The IT-SF2 District is for conserving and protecting low to medium density single-family, attached residential development, and cohesive, consistent, affordable single-family residential areas within the in-town area. This is a low density district with net densities up to twelve (12) units per acre.

**Sec. 37-55.2. - Permitted uses in the IT-SF2 District.**

Unless otherwise provided for in this Chapter, no structure or land may be used, erected, converted, or structurally altered in the IT SF2 District, except for one (1) or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single Family Dwelling;
- (c) Community Living Facility I and II;
- (d) Any Religious Institution, established prior to adoption of this ordinance or with less than two hundred (200) seats in the principle assembly area;
- (e) Two Family Dwelling;
- (f) Recovery Home;
- (g) Common Lot Line Duplex.

**Sec. 37-55.3. - Provisional uses in the IT-SF2 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-SF2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;



- (g) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (h) Accessory Parking Lots;
- (i) Accessory Apartment;
- (j) Conversion (from single family dwelling to two- or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
  - (1) A minimum lot area of seven thousand (7,000) square feet.
  - (2) A minimum lot width of sixty (60) feet.
  - (3) A six-foot landscape setback.
- (k) Two Family Dwelling;
- (l) Accessory Office.

**Sec. 37-55.4. - Special uses in the IT-SF2 District.**

No specific use is permitted in the IT-SF2 District only as a special use.

**Sec. 37-55.5. - Performance standards for the IT-SF2 District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

**Sec. 37-56.1. - IT-NC In-Town Neighborhood Conservation District purpose.**

The IT-NC District conserves and protects the existing mixed use development of single-family detached and attached housing as well as lower density low-rise multifamily. There should be adequate buffering between different land uses, intensities, and/or characters within the In-Town District. The regulations should prevent existing multifamily development from becoming nonconforming as to use. This is a medium density district with net densities up to nineteen (19) units per acre.

**Sec. 37-56.2. - Permitted uses in the IT-NC District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-NC District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-Family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established after adoption of the ordinance or with less than two hundred (200) seats in the principle assembly area;
- (e) Two-Family Dwelling;

- (f) Community or Government Building;
- (g) Low-Rise Multifamily Dwelling;
- (h) Attached Dwelling, (Townhome).
- (i) Recovery Home.

(C.B. No. 2006-113, § 1(Att. A), 5-2-06)

### **Sec. 37-56.3. - Provisional uses in the IT-NC District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-NC District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (h) Accessory Parking Lot;
- (i) Accessory Apartment;
- (j) Conversion (from single family dwelling to two-family or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
  - (1) A minimum lot area of seven thousand (7,000) square feet.
  - (2) A minimum lot width of sixty (60) feet.
  - (3) A six-foot landscape setback.
- (k) Hospital;
- (l) Library, provided the side yard and landscape setback requirements of a non-residential land use apply;
- (m) Boarding House, provided that exterior structural alterations are not allowed except those deemed necessary by the Building Safety Division to meet minimum code requirements. A boarding house shall meet the requirements of a six-foot landscape setback;

- (n) A four (4) unit conversion from a single family dwelling is permitted, provided that exterior structural alterations shall be avoided, except those necessary to meet minimum code requirements. For the purpose of this section, a four-unit conversion shall meet the requirements of a six-foot landscape setback;
- (o) Office Conversion;
- (p) Accessory Office.

**Sec. 37-56.4. - Special uses in the IT-NC District.**

No specific use is permitted in the IT-NC District only as a special use.

**Sec. 37-56.5. - Performance standards for the IT-NC District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

**Sec. 37-57.1. - IT-MF In-Town Multifamily District—Purpose.**

The primary purpose of the IT-MF District is to allow for low and mid-rise multifamily dwellings. The district provides for a broad range of multifamily development, while mitigating the adverse impacts of such development on adjacent single-family areas and on City facilities and services. The regulations should prevent existing multifamily residential from becoming nonconforming as to use. This is a medium density district with net densities of up to twenty-nine (29) units per acre.

**Sec. 37-57.2. - Permitted uses in the IT-MF District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-MF District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established after adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (e) Two-Family Dwelling;
- (f) Community or Government Building;
- (g) Low-Rise or Mid-Rise Multifamily Dwelling;
- (h) Attached Dwelling, (Townhome);
- (i) School K—12;
- (j) Accessory Apartment;
- (k) Funeral Home;
- (l) Recovery Home.

### **Sec. 37-57.3. - Provisional uses in the IT-MF District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-MF District, except for one or more of the permitted uses listed above or one or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Office;
- (b) Accessory Parking Lot;
- (c) Bed and Breakfast Homestay;
- (d) Boardinghouse, provided that exterior structural alterations are not allowed except those deemed necessary by the Building Safety Division to meet minimum code requirements. A boardinghouse shall meet the requirements of a six (6) foot landscape setback;
- (e) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (f) Conversion (from single-family dwelling) is permitted, provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements. For the purpose of this section, a four (4) unit conversion shall meet the requirements of a six-foot landscape setback;
- (g) Conversion (from single-family dwelling to two-family or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
  - (1) A minimum lot area of seven thousand (7,000) square feet.
  - (2) A minimum lot width of sixty (60) feet.
  - (3) A six (6) foot landscape setback.
- (h) Day Care Center;
- (i) Emergency Shelter;
- (j) Hospital;
- (k) Library, provided the side yard and landscape setback requirements of a non-residential land use apply;
- (l) Office Conversion;
- (m) Religious Institution, established after adoption of the ordinance with two hundred (200) or more seats in the principal assembly area;
- (n) Transitional Housing;
- (o) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

### **Sec. 37-57.4. - Special uses in the IT-MF District.**

No specific use is permitted in the IT-MF District only as a special use.

### **Sec. 37-57.5. - Performance standards for the IT-MF District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the MF1 District.

**Sec. 37-58.1. - IT-MX In-Town Mixed Use District—Purpose.**

The primary purpose of the IT-MX District is for low to mid-rise multifamily residential development with offices and related uses. The District provides for a broad range of multifamily development, office development and related uses, while mitigating the adverse impacts of such development on adjacent lower density residential areas and on City facilities and services. The regulations should prevent existing multifamily residential development from becoming nonconforming as to use. This is a high density district with net densities up to fifty-five (55) units per acre.

**Sec. 37-58.2. - Permitted uses in the IT-MX District.**

Unless otherwise provided for in this chapter, no structure or land may be used and no structure may be erected, converted, or structurally altered in the IT-MX District, except for one (1) or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-Family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established after adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (e) Two-Family Dwelling;
- (f) Community or Government Building;
- (g) Low-Rise or Mid-Rise Multifamily Dwelling;
- (h) Attached Dwelling, (Townhome);
- (i) School K—12;
- (j) Accessory Apartment;
- (k) Clinic;
- (l) Funeral Home;
- (m) Office or Office Building;
- (n) Recovery Home.

**Sec. 37-58.3. - Provisional uses in the IT-MX District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-MX District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking Lots;
- (b) Bed and Breakfast Homestay;

- (c) Boardinghouse, provided that exterior structural alterations are not allowed except those deemed necessary by the Building Safety Division to meet minimum code requirements. A boardinghouse shall meet the requirements of a six (6) foot landscape setback;
- (d) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (e) Conversion (from single-family dwelling) is permitted, provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements. For the purpose of this section, a four (4) unit conversion shall meet the requirements of a six (6) foot landscape setback;
- (f) Conversion (from single-family dwelling to two-family or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
  - (1) A minimum lot area of seven thousand (7,000) square feet.
  - (2) A minimum lot width of sixty (60) feet.
  - (3) A six (6) foot landscape setback.
- (g) Day Care Center;
- (h) Emergency Shelter;
- (i) Financial Institution;
- (j) Hospital;
- (k) Library, provided the side yard and landscape setback requirements of a non-residential land use apply;
- (l) Lodge;
- (m) Religious Institution, established after October 15, 1996 with two hundred (200) or more seats in the principle assembly area;
- (n) Residential Care Facility;
- (o) Retail Specialty, provided that uses shall be limited to the basement and first floors and shall not comprise more than twenty-five (25) percent of the gross floor area of any building;
- (p) Transitional Housing;
- (q) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

**Sec. 37-58.4. - Special Uses in the IT-MX District.**

No specific use is permitted in the IT-MX District only as a special use.

**Sec. 37-58.5. - Performance standards for the IT-MX District.**

In addition to other applicable development standards, each use shall comply with the performance standards of the MF1 District.

### **Sec. 37-59.1. - CO Commercial Office District—Purpose.**

The primary purpose of the CO District is to allow free standing office buildings and office parks. Related retail, service, and institutional uses associated with offices are allowed to a limited extent. The District is a low intensity district with low lot coverage and private open space. The CO District is an appropriate transition between residential, commercial, and industrial areas, or major arterials. This district should be served by local streets or business collectors.

### **Sec. 37-59.2. - Permitted uses in the CO District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CO District, except for one (1) or more of the following uses which are permitted:

- (a) Broadcast Studio;
- (b) Clinic;
- (c) Community or Government Building;
- (d) Fitness and Beauty Service;
- (e) Financial Institution;
- (f) Funeral Home;
- (g) Guest Residence;
- (h) Kennel, Cat;
- (i) Laboratory;
- (j) Library/Museum;
- (k) Office or Office Building;
- (l) Park/Playground;
- (m) Personal Service;
- (n) Religious Institution;
- (o) School Business or Trade.

### **Sec. 37-59.3. - Provisional uses in the CO District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CO District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking lot or garage;
- (b) Animal Clinic, provided that such use shall not be located within one hundred (100) feet of any residential district and there shall be no outdoor areas designated for animals. There shall be no boarding of animals except for treatment, and except as provided for in Cat Kennels;
- (c) Commercial Service, provided the floor area does not exceed three thousand (3,000) square feet or twenty-five (25) percent of the total building area;
- (d) Crematorium, provided that no such use shall be located within two hundred (200) feet of any residential district;

- (e) Day Care Center;
- (f) Restaurant/Snack Bar;
- (g) Retail, Food and Drug;
- (h) School K—8, provided that the provisions in article V, Provisional and Special Uses, are met;
- (i) University Research/Production/Training Facility;
- (j) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

**Sec. 37-59.4. - Special uses in the CO District.**

No specific use is permitted in the CO District only as a special use.

**Sec. 37-59.5. - Performance standards for the CO District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) There shall be no bulk on-site storage of hazardous substances, construction materials, or heavy equipment.
- (b) There shall be no outdoor storage of any goods, supplies, products, or other equipment associated with the business.
- (c) Loading docks shall be limited to the rear yard. The number of loading docks shall not be more than double the amount required for office buildings in Article VII, Parking, Loading, and Access Drives.
- (d) No use shall emit any vibration, glare, heat, smoke, dust, electrical interference, nor odor detectable beyond the confines of the subject property.

**Sec. 37-60.1. - CN Commercial Neighborhood District—Purpose.**

It is the purpose of the CN District to provide for the development of convenience shopping and personal service needs of surrounding residential neighborhoods. This is a low intensity shopping district. Overall size of a shopping center can range up to ten (10) acres with proper design. These areas should have good access to arterial streets. Provisions for bicycle and pedestrian traffic should be part of the design. Service by mass transit is also desirable.

**Sec. 37-60.2. - Permitted uses in the CN District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CN District, except for one (1) or more of the following uses which are permitted:

- (a) Bed and Breakfast Inn;
- (b) Broadcast Studio;



- (c) Clinic;
- (d) Commercial Service;
- (e) Community or Government Building;
- (f) Country Club;
- (g) Crematorium;
- (h) Dry Cleaner;
- (i) Financial Institution;
- (j) Fitness and Beauty Service;
- (k) Funeral Home;
- (l) Kennel, Cat;
- (m) Laboratory;
- (n) Library/Museum;
- (o) Lodge;
- (p) Office or Office Building;
- (q) Parking Lot or Garage;
- (r) Park/Playground;
- (s) Personal Service;
- (t) Religious Institution;
- (u) Residential Care Facility;
- (v) Restaurant/Snack Bar;
- (w) Retail Food and Drug;
- (x) Retail General Merchandise;
- (y) Retail Specialty;
- (z) Restaurant Carry-out;
- (aa) School Business or Trade;
- (bb) Swim Club.

**Sec. 37-60.3. - Provisional uses in the CN District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CN District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Day Care Center;
- (b) Parking Lot or Garage;
- (c) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;

- (d) Animal Clinic, provided that there shall be no outdoor animal run areas designated for animals. There shall be boarding of animals except for treatment, and except as provided for in Cat Kennels;
- (e) Shopping Center, provided the total lot area of a shopping center may not exceed ten (10) acres;
- (f) Multifamily Dwelling, provided there shall be no dwelling units below the second story;
- (g) Tavern or Bars;
- (h) Residential, provided that the individual residential unit is accessory to the principal commercial use;
- (i) Retail, Package Liquor, provided that the district in which the establishment is located is no less than eight (8) acres in area;
- (j) School K—8, provided that the provisions in article V, Provisional and Special Uses, are met.

**Sec. 37-60.4. - Special uses in the CN District.**

- (a) Mini Marts;
- (b) Service Stations.
- (c) Retail, package liquor, in CN districts less than eight (8) acres in area.

No additional special use is permitted in the CN District only as a special use.

**Sec. 37-60.5. - Performance standards for the CN District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The maximum gross floor area of any individual establishment within the District shall not exceed seventy-five thousand (75,000) square feet.
- (b) There shall be no on-site storage of construction materials or construction equipment. Bulk storage of hazardous substances shall only be allowed at service stations and shall be subject to the special development standards for that use.
- (c) There shall be no outdoor storage or display of any goods, supplies, products, or other equipment associated with the business.
- (d) Outdoor seating for the consumption of food and/or beverages served on the premises shall comply with the following requirements:
  - (i) No amplified sound or speakers shall be permitted in the outdoor seating area.
  - (ii) The outdoor seating area may have no more than twenty-four (24) seats.
  - (iii) Outdoor seating areas that include more than sixteen (16) seats must also be at least one hundred (100) feet from the nearest lot line of any residentially zoned lot that is immediately adjacent to the premises; or be screened from such an immediately adjacent lot by a building on the premises of the seating area; or be at least fifty (50) feet from the nearest lot line of such a lot and be screened from such lot with an evergreen vegetative barrier which completely surrounds the perimeter of the seating area except for such gap as is necessary for required egress. The plantings in any required evergreen vegetative barrier must be of a type and arranged in such a manner that they will form a continuous barrier that by

themselves, or in combination with an above-ground planting box, will reach a height above the grade of the seating area of at least six feet at maturity.

**Sec. 37-61.1. - CG Commercial General District—Purpose.**

It is the primary purpose of the CG District to provide for a wide range of retail, service, office, and commercial uses. Uses in this district serve a community and regional trade area. This district is generally auto oriented and generates high levels of traffic. The CG District is a high intensity commercial district. Commercial establishments range in size from small, freestanding one user buildings to regional shopping malls. Bulk and scale in this district is higher than any district outside the Central Business District. Access to streets with capacity to handle traffic generated by these uses is necessary.

**Sec. 37-61.2. - Permitted uses in the CG District.**

Unless otherwise provided for in this Chapter, no structure or land may be used, erected, converted, or structurally altered in the CG District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Auto/Boat/RV/Motorcycle Sales;
- (c) Auto Repair, Major;
- (d) Auto Repair, Minor;
- (e) Bed and Breakfast Inn;
- (f) Broadcast Studio;
- (g) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (h) Car Wash;
- (i) Clinic;
- (j) Commercial Recreation Indoor;
- (k) Commercial Recreation Outdoor;
- (l) Commercial Service;
- (m) Community or Government Building;
- (n) Country Club;
- (o) Crematorium;
- (p) Currency Exchange;
- (q) Dry Cleaner;
- (r) Financial Institutions;
- (s) Fitness and Beauty Service;
- (t) Funeral Home;
- (u) Kennel, Cat;
- (v) Greenhouse/Nursery;
- (w) Hospital;

- (x) Hotel/Motel;
- (y) Laboratory;
- (z) Library/Museum;
- (aa) Lodge;
- (ab) Mini-mart/Service Station;
- (ac) Office or Office Building;
- (ad) Parking Lot or Garage;
- (ae) Park/Playground;
- (af) Personal Service;
- (ag) Regional Shopping Center;
- (ah) Religious Institution;
- (ai) Residential Care Facility;
- (aj) Restaurant;
- (ak) Restaurant Drive-Through;
- (al) Restaurant/Snack Bar;
- (am) Retail;
- (an) Retail Food and Drug;
- (ao) Retail General Merchandise;
- (ap) Retail, package liquor;
- (aq) Retail Specialty;
- (ar) School - Business or Trade;
- (as) Single Room Occupancy Unit;
- (at) Swim Club;
- (au) Tavern/Bar;
- (av) Theater/Assembly.

**Sec. 37-61.3. - Provisional uses in the CG District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CG District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Contractors Shops, provided that any outdoor activities and storage of merchandise, materials, or equipment be enclosed by an opaque screen fence of not less than eight (8) feet in height. Screening shall be provided in accordance with Article X, Landscaping and Screening;
- (b) Emergency shelter;
- (c) Flexible office/warehouse facility, provided that such use is in accordance with Article V. Provisional and Special Use Standards;

- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (e) Kennel, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (f) Multi-family dwelling, provided that for any principle structure constructed on or after November 19, 1996 there shall be no dwelling units on the ground floor, and for any principle structure constructed prior to November 19, 1996, the following requirements are met:
  - i. Any area dedicated to a residential use on the ground floor shall not exceed fifty (50) percent of the total gross square footage of the ground floor area;
  - ii. Any area dedicated to a residential use on the ground floor shall not have frontage along a public street that exceeds twenty-five (25) percent of the linear building frontage along that public street, unless the building is a registered historic landmark, in which case up to fifty (50) percent of the linear building frontage along a public street may be dedicated to a residential use. On corner lots, this requirement shall apply only to the frontage along the street with the higher street classification, unless both of the intersecting streets are arterial streets. If the intersecting streets are arterial streets, this requirement shall apply to both frontages;
- (g) Residential, provided that the individual residential unit is accessory to the principal commercial use;
- (h) Transitional housing;
- (i) Truck stop, provided that the lot is located within two thousand (2,000) feet of the right-of-way of an interstate exit ramp;
- (j) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

**Sec. 37-61.4. - Special uses in the CG District.**

No specific use is permitted in the IT-CG [CG] District only as a special use.

**Sec. 37-61.5. - Performance standards for the CG District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) Outdoor displays of goods shall be a minimum of twenty-five (25) feet from any property line and said display shall be no more than five (5) feet in height. Automobile sales lots are exempt from this provision.
- (b) No automobiles may be placed on a display stand which is higher than three (3) feet from ground level, within fifty (50) feet of any front property line. Said display stand may not move or rotate in any manner.
- (c) Outside sales or storage of materials shall be located a minimum of fifty (50) feet from any property line adjoining a residential use.
- (d) Neither a yard for the storage of wrecked or inoperable automobiles nor a junkyard shall be considered to be an accessory use even though the principal use is an automobile sales lot or a lot from which used or salvaged automobiles parts are sold.

**Sec. 37-62.1. – CB1 Central Business Urban Fringe District—Purpose.**

The primary purpose of the Central Business Urban Fringe District is to provide for medium intensity retail, service, and office development along with housing, parking, and institutional uses. This district is most suitable for areas in and around the commercial core of the city. This district is designed to provide for expansion of the urban built environment while also accommodating existing land uses and structures. This District allows medium intensity uses in terms of scale of buildings, traffic that is generated, and size of businesses. Due to its central location, diversity of transportation options, and the challenges parking requirement impose on urban development, this district allows individual property owners to determine the necessity of providing on-site parking.

**Sec. 37-62.2. - Permitted uses in the CB1 District.**

Unless otherwise provided for in this chapter, no structure or land, erected, converted, or structurally altered in the CB1 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Bed and Breakfast Inn;
- (c) Broadcast Studio;
- (d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (e) Clinic;
- (f) Commercial Recreation Indoor;
- (g) Commercial Recreation Outdoor;
- (h) Commercial Service;
- (i) Community or Government Building;
- (j) Country Club;
- (k) Currency Exchange;
- (l) Crematorium;
- (m) Dry Cleaner;
- (n) Financial Institutions;
- (o) Fitness and Beauty Service;
- (p) Funeral Home;
- (q) Kennel, Cat;
- (r) Hospital;
- (s) Hotel/Motel;
- (t) Intermodal Center;
- (u) Laboratory;
- (v) Library/Museum;
- (w) Lodge;
- (x) Mini-mart/Service Stations;
- (y) Office or Office Building;

- (z) Parking Lot or Garage;
- (aa) Park/Playground;
- (ab) Personal Service;
- (ac) Regional Shopping Center;
- (ad) Religious Institution;
- (ae) Residential Care Facility;
- (af) Restaurant;
- (ag) Restaurant, Drive Through;
- (ah) Restaurant/Snack Bar;
- (ai) Retail;
- (aj) Retail Food and Drug;
- (ak) Retail General Merchandise;
- (al) Retail Specialty;
- (am) Retail, package liquor;
- (an) School Business or Trade;
- (ao) Single Room Occupancy Unit;
- (ap) Supply House;
- (aq) Swim Club;
- (ar) Tavern/Bar;
- (as) Theater/Assembly.

**Sec. 37-62.3. – Provisional uses in the CB1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB1 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Auto/Boat/RV/Motorcycle Sales, provided that the outdoor display or storage of vehicles or boats offered for sale shall not exceed 540 square feet in area and that indoor showrooms shall not exceed 10,000 square feet in area;
- (b) Emergency Shelter;
- (c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (d) Multi-family Dwellings and Common Lot Line Dwellings, subject to the requirements of Section 37-264.3;
- (e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;
- (f) Transitional Housing;

- (g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.
- (h) Any non-residential use allowed as a permitted use in the C1, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

**Sec. 37-62.4. – Special uses in the CB1 District.**

No specific use is permitted in the CB1 District only as a special use. However, any permitted or provisional use intending to operate a drive-in or drive-through component must seek approval through the Special Use Permit process. This provision only applies to drive-in or drive-through uses created or expanded after September 4, 2016.

**Sec. 37-63.1. – CB2 Central Business Downtown District—Purpose.**

The primary purpose of the Central Business Downtown District is to provide for high density retail, service, office, and hotel development along with housing, parking, and institutional uses. This district is most suitable for Champaign's downtown core. This District has high intensity uses in terms of scale of buildings, traffic that is generated, size of businesses, and hours of operation. This district is designed to accommodate all types of businesses as well as residents who wish to live in an urban environment. Due to its central location, diversity of transportation options, and the challenges parking requirement impose on urban development, this district allows individual property owners to determine the necessity of providing on-site parking. This district supports the continued growth of Downtown Champaign as a regional attraction with a strong public realm.

**Sec. 37-63.2. - Permitted uses in the CB2 District.**

Unless otherwise provided for in this chapter, no structure or land shall be erected, converted, or structurally altered in the CB2 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Bed and Breakfast Inn;
- (c) Broadcast Studio;
- (d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (e) Clinic;
- (f) Commercial Recreation Indoor;
- (g) Commercial Recreation Outdoor;
- (h) Commercial Service;
- (i) Community or Government Building;
- (j) Country Club;
- (k) Currency Exchange;
- (l) Crematorium;
- (m) Dry Cleaner;
- (n) Financial Institutions;
- (o) Fitness and Beauty Service;
- (p) Funeral Home;
- (q) Kennel, Cat;



- (r) Hospital;
- (s) Hotel/Motel;
- (t) Intermodal Center;
- (u) Laboratory;
- (v) Library/Museum;
- (w) Lodge;
- (x) Mini-mart/Service Stations;
- (y) Office or Office Building;
- (z) Parking Lot or Garage;
- (aa) Park/Playground;
- (ab) Personal Service;
- (ac) Regional Shopping Center;
- (ad) Religious Institution;
- (ae) Residential Care Facility;
- (af) Restaurant;
- (ag) Restaurant, Drive Through;
- (ah) Restaurant/Snack Bar;
- (ai) Retail;
- (aj) Retail Food and Drug;
- (ak) Retail General Merchandise;
- (al) Retail Specialty;
- (am) Retail, package liquor;
- (an) School Business or Trade;
- (ao) Single Room Occupancy Unit;
- (ap) Supply House;
- (aq) Swim Club;
- (ar) Tavern/Bar;
- (as) Theater/Assembly.

**Sec. 37-63.3. – Provisional uses in the CB2 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Auto/Boat/RV/Motorcycle Sales, provided that the outdoor display or storage of vehicles or boats offered for sale shall not exceed 540 square feet in area and that indoor showrooms shall not exceed 10,000 square feet in area;
- (b) Emergency Shelter;

- (c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (d) Multi-family Dwellings and Common Lot Line Dwellings, subject to the requirements of Section 37-264.3;
- (e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;
- (f) Transitional Housing;
- (g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.
- (h) Any non-residential use allowed as a permitted use in the CI, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

#### **Sec. 37-63.4. – Special uses in the CB2 District.**

No specific use is permitted in the CB2 District only as a special use. However, any permitted or provisional use intending to operate a drive-in or drive-through component must seek approval through the Special Use Permit process. This provision only applies to drive-in or drive-through uses created or expanded after September 4, 2016.

#### **Sec. 37-64.1. – CB3 Central Business Campustown District—Purpose**

The primary purpose of the Central Business Downtown District is to provide for high intensity mixed use pedestrian-oriented development along the Green Street corridor and adjacent to the University of Illinois campus. The corridor abuts dense student housing areas, draws heavy pedestrian traffic, and is well served by mass transit. This district requires development to be pulled to the street by restricting building setbacks from the right-of-way. Automobile-oriented development is discouraged in this district, and individual property owners determine the necessity of providing on-site parking. This district supports the continued growth of Campustown as a regional attraction with a strong public realm.

#### **Sec. 37-64.2. - Permitted uses in the CB3 District.**

Unless otherwise provided for in this chapter, no structure or land, erected, converted, or structurally altered in the CB3 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Bed and Breakfast Inn;
- (c) Broadcast Studio;
- (d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (e) Clinic;
- (f) Commercial Recreation Indoor;
- (g) Commercial Recreation Outdoor;

- (h) Commercial Service;
- (i) Community or Government Building;
- (j) Country Club;
- (k) Currency Exchange;
- (l) Crematorium;
- (m) Dry Cleaner;
- (n) Financial Institutions;
- (o) Fitness and Beauty Service;
- (p) Funeral Home;
- (q) Kennel, Cat;
- (r) Hospital;
- (s) Hotel/Motel;
- (t) Intermodal Center;
- (u) Laboratory;
- (v) Library/Museum;
- (w) Lodge;
- (x) Mini-mart/Service Stations;
- (y) Office or Office Building;
- (z) Parking Lot or Garage;
- (aa) Park/Playground;
- (ab) Personal Service;
- (ac) Regional Shopping Center;
- (ad) Religious Institution;
- (ae) Residential Care Facility;
- (af) Restaurant;
- (ag) Restaurant, Drive Through;
- (ah) Restaurant/Snack Bar;
- (ai) Retail;
- (aj) Retail Food and Drug;
- (ak) Retail General Merchandise;
- (al) Retail Specialty;
- (am) Retail, package liquor;
- (an) School Business or Trade;
- (ao) Single Room Occupancy Unit;
- (ap) Supply House;
- (aq) Swim Club;
- (ar) Tavern/Bar;

(as) Theater/Assembly.

**Sec. 37-64.3. – Provisional uses in the CB3 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB3 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Auto/Boat/RV/Motorcycle Sales, provided that the outdoor display or storage of vehicles or boats offered for sale shall not exceed 540 square feet in area and that indoor showrooms shall not exceed 10,000 square feet in area;
- (b) Emergency Shelter;
- (c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (d) Multi-family Dwellings and Common Lot Line Dwellings, subject to the requirements of Section 37-264.3;
- (e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;
- (f) Transitional Housing;
- (g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.
- (h) Any non-residential use allowed as a permitted use in the CI, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

**Sec. 37-64.4. – Special uses in the CB3 District.**

No specific use is permitted in the CB3 District only as a special use. However, any permitted or provisional use intending to operate a drive-in or drive-through component must seek approval through the Special Use Permit process. This provision only applies to drive-in or drive-through uses created or expanded after September 4, 2016.

**Sec. 37-65.1. - CI Commercial Industrial District—Purpose.**

It is the primary purpose of the CI District to provide for a mix of commercial and light industrial uses that generally locate in redevelopment areas surrounding Downtown along the railroad tracks. Although this District combines light industrial and commercial uses, the intensity is less than either the CB or I1 Districts. The district can be located adjacent to residential uses with appropriate screening. This district offers a good transition from the railroad or heavier industrial uses.

**Sec. 37-65.2. - Permitted uses in the CI District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CI District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Auto/Boat/RV/Motorcycle Sales;
- (c) Auto Repair, Major;
- (d) Auto Repair, Minor;
- (e) Broadcast Studio;
- (f) Bus Station/Taxi Terminal/Intermodal Facility;
- (g) Car Wash;
- (h) Clinic;
- (i) Commercial Office;
- (j) Community or Government Building;
- (k) Contractor Shop;
- (l) Crematorium;
- (m) Dry Cleaner/Laundromat;
- (n) Fitness Service;
- (o) Flexible Office/Warehouse Facility;
- (p) Greenhouse/Nursery;
- (q) Kennel, Cat;
- (r) Laboratory;
- (s) Lodge;
- (t) Mini-warehouse;
- (u) Office or Office Building;
- (v) Parking Lot or Garage;
- (w) Personal Service;
- (x) Precision Machine Shop;
- (y) Railroad Yard/Freight Terminal;
- (z) Religious Institutions;
- (aa) School - Business or Trade;
- (bb) Single Room Occupancy Unit;
- (cc) Theatre/Assembly;
- (dd) Truck Terminal;
- (ee) Warehouse;
- (ff) Wholesale;
- (gg) Utility Station.

**Sec. 37-65.3. - Provisional uses in the CI District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CI District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Emergency shelter;
- (b) Financial institution;
- (c) Freestanding antennas, and satellite dishes;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (e) Kennel, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (f) Mini-mart/service station, provided that such uses have frontage on an arterial street;
- (g) Mini-warehouse;
- (h) Recycling center, provided that the total floor area for all buildings on the lot does not exceed thirty thousand (30,000) square feet;
- (i) Restaurant;
- (j) Retail uses, provided that the lot has frontage on an arterial street;
- (k) Transitional Housing.

**Sec. 37-65.4. - Special uses in the CI District.**

No specific use is permitted in the CI District only as a special use.

**Sec. 37-65.5. - Performance standards in the CI District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;
- (b) There shall be no bulk storage of hazardous substances;
- (c) There shall be a maximum of four (4) loading bays for any use in the district.

**Sec. 37-66.1. - IOP Interstate Office Park District—Purpose.**

The purpose of this district is to provide large scale, high visibility corporate headquarters and office or medical campus settings for businesses requiring higher levels of visibility and close access to the interstate highway systems. Areas designated IOP are generally targeted to larger scale developments,

and are located adjacent to the interstate highways. Potential uses should include large scale office and medical buildings, such as corporate headquarters, hospitals, surgery centers and research facilities as well as clusters of buildings with common design features in a campus setting. These buildings will require minimal service from semi-trucks and have high quality architectural and site design.

(C.B. No. 2007-024, § 1, 2-6-07)

#### **Sec. 37-66.2. - Permitted uses in the IOP District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IOP District, except for one (1) or more of the following uses which are permitted:

- (a) Broadcast studio;
- (b) Clinics and outpatient treatment center;
- (c) Commercial service;
- (d) Community or government building;
- (e) Fitness service;
- (f) Hospital;
- (g) Hotel/motel;
- (h) Laboratory;
- (i) Office or office building;
- (j) Park and ride facility;
- (k) Personal service;
- (l) Research facility;
- (m) School business or trade;
- (n) Surgery center;
- (o) Training facility.

#### **Sec. 37-66.3. - Provisional uses in the IOP District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IOP District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Cellular antennae provided they are mounted to the top of a principal building;
- (b) Day care center in accordance with section 37-246;
- (c) Helicopter landing pad provided that such use is accessory to a principal use and it can be demonstrated that the use is needed to accomplish the mission of the principal use;
- (d) Parking structures provided they are associated with one (1) or more principal uses;
- (e) Pharmacy provided it is accessory to a permitted principal use;
- (f) Restaurant/snack bar provided it is accessory to, and enclosed within a permitted principal use.

#### **Sec. 37-66.4. - Special uses in the IOP District.**

The following uses are permitted in the IOP District only as a special use:

None.

#### **Sec. 37-66.5. - Performance standards in the IOP District.**

In addition to other applicable development standards, each use shall comply with the following standards:

- (a) *Building size.* No principal structure shall be less than ten thousand (10,000) square feet.
- (b) *Lot size.* The minimum lot size shall be one (1) acre.
- (c) *Multiple building/campus.* Multiple buildings or a campus of buildings are permitted on a single lot. A master plan of the lot featuring multiple buildings shall be submitted to the Zoning Administrator and shall outline the location of future buildings and related features (parking/landscaping/signage). All buildings shown on the master plan shall conform to setbacks and standards listed within this section and shall be designed to have consistent architectural design. The master plan must be reviewed and approved prior to issuance of a building permit for the first principal structure on the lot.
- (d) *Building design.* All principal buildings shall conform to the following standards:

Exterior materials —A minimum of two (2) materials shall be used for building exteriors, from the following list: stone, brick, split face block, architectural pre-cast (panels or detailing), pre-cast or site cast concrete panels, architectural metal panels, glass, ornamental metal, composite metal panel, or a comparable material. Standard concrete block (cmu) is not allowed as an exterior material. Dryvit, stucco or EIFS (exterior insulation and finish system) is permitted as an exterior material, up to thirty-five (35) percent of the total facade area.

If a lot contains more than one (1) principal building (exceeding ten thousand (10,000) s.f.), each building will utilize a consistent pallet of exterior materials. Initial principal building construction will set the standard for future principal buildings to be built on the lot.

Accessory buildings shall utilize exterior materials similar to the principal buildings.

Primary building entrances shall be defined and articulated by architectural elements such as gables, porticos, archways, lintels, pediments, pilasters, columns, recessed nodes and other design elements appropriate to the architectural style and details of the building as a whole.

Rooftop mechanical and telecommunication equipment shall be screened from view using parapets, penthouse screens or other similar method and which are integrated into the overall building design. Exceptions are permitted for antennae and ventilation/exhaust/mechanical elements that must extend beyond screening for proper operation.

- (e) *Site design.*
  - i) *Interstate Highway Setback:* In addition to the setbacks required by Article IV of the Zoning Ordinance, Development Standards, a seventy-foot setback shall be maintained for all structures from Interstate Highway right-of-way. Surface parking lots and code mandated emergency vehicle lanes may be built within this setback. In addition, a twenty-five-foot landscape setback shall be maintained from Interstate right-of-way with landscape materials provided as required below. Multi-use trails may be installed within this corridor.



- ii) *Lot—Site Landscaping:* A landscape design is required for review and approval for each lot. A minimum of fifteen (15) percent of the lot shall be designed planted areas consisting of the following materials: trees, evergreens, shrubs, lawn and groundcover. In addition, each lot shall be planted with at least one (1) shade tree of two-inch caliper or an evergreen with a minimum height of six (6) feet at time of planting and a minimum height of fifteen (15) feet height at maturity, per five thousand (5,000) square feet of open space. A mixture of planting materials is required. A mixture of tree species is required. No more than one-third (1/3) of any one (1) plant species may be of a single plant material. Hardscape elements (reflecting ponds, patios, porticos, plazas, paved features or seating areas) may comprise up to fifteen (15) percent of the designed planted area of the lot.

- iii) *Lot—Street frontage landscaping:* If a lot is situated along a collector or arterial street, the landscape design of the lot shall include provisions for planting strips facing the right-of-way. A planting strip, with a minimum width of ten (10) feet, shall be provided adjacent to any collector or arterial street, which shall be planted as follows:

For each one hundred (100) linear foot increment along the right-of-way, the planting strip shall utilize a minimum of:

- (a) Two (2) shade trees or two (2) ornamental trees; and
- (b) Ten (10) shrubs, which may be planted below the trees.

Please note the landscape design for the planting strip must conform with City Manual of Practice (line of sight/vision criteria, setbacks to drives, setbacks to intersections, etc.). The City Manual of Practice guidelines shall supersede the IOP standards.

- iv) *Lot—Interstate Highway Landscaping:* If a lot is adjacent to the Interstate Highway, the landscape design of the lot shall include provisions for plantings within the Interstate Highway Setback, which shall be planted as follows: For each one hundred (100) linear foot increment along the interstate highway, the landscape design shall utilize a minimum of:

- (a) One (1) shade tree; and
- (b) Two (2) evergreens (to be at least fifteen (15) feet tall at maturity)

A multi-use trail may be built within this setback. If applicable, the landscape design should denote the location of the multi-use trail in relation to the planting/landscape design. If a development includes multi-use trails, each individual lot shall provide a sidewalk or trail link to the multi-use trail.

- v) *Access:*

- (a) *Principal access:* Each lot shall have at least one (1) principal access.

Lots featuring multiple buildings or a campus of buildings may denote multiple principal access drives.

- (b) *Truck access:* Each lot shall have at least one (1) access that is designed and built to accommodate trucks (delivery/shipping/receiving) and emergency vehicles (fire truck w/ladder) using a WB-60 turning movement criteria. In the case where a lot only has one (1) access point, the principal access will also be designed as the truck access for the lot. Within the right-of-way, the paving for the truck access will be designed and built to accommodate heavier truck loads.

- (c) *Multiple access:* If a lot has multiple access points, it is encouraged to install the appropriate signage to denote which access points are designated for delivery/shipping/receiving or for large trucks/vehicles.

- (d) *Location of access:* The location of the access points onto public streets shall conform to the City Manual of Practice. For lots facing each other, the respective site plans will

align access drive locations onto public streets when possible. If the subdivision utilizes access control guidelines, the location of the access point(s) onto the public streets shall conform to such guidelines.

- vi) *Setbacks*: This zoning district will have the following minimum setback guidelines:
    - (a) *Front yard*: Twenty (20) feet.
    - (b) *Rear yard*: Twenty (20) feet.
    - (c) *Side yard*: Fifteen (15) feet.
  - vii) *Screening of dumpsters and utilitarian areas*: All dumpsters and utilitarian areas shall be screened from view using walls, fencing or landscaping, provided that the design of such screen is compatible with the design of the site and the principal building(s) on the lot. Site plans are encouraged to orientate or locate such utilitarian features such that they are not readily visible to the public.
  - viii) *Exterior lighting*: An exterior lighting plan is required for review and approval at each lot. The exterior lighting plan of the respective lot shall strive to conform to an exterior lighting theme established at the respective IOP subdivision. Such exterior lighting theme shall be consistently used within the subdivision. The exterior lighting theme shall designate exterior light fixtures, poles, wallpacks, ballards and HID lighting (either metal halide or high pressure sodium at the direction of the respective subdivision) to create a consistent appearance. Banners may be added to the poles. Energy efficient fixtures and controls are required.
- (f) *Signage*:
- (1) *City street frontage*. In any frontage along a city street, all freestanding signage in the IOP district shall be designed as a monument sign only with a maximum height of eight (8) feet and a maximum size of eighty (80) square feet, provided that for developments exceeding ten (10) acres with multiple principal buildings, one (1) freestanding monument sign with a maximum height of sixteen (16) feet and a maximum square footage of one hundred fifty (150) square feet will be permitted for each designated principal access.
  - (2) *Interstate highway frontage*. In any frontage along an interstate highway, each lot will be allowed an option of either a two hundred (200) square foot wall mounted sign located on the principal building or a two hundred (200) square foot monument sign with a maximum height of eight (8) feet provided that for developments exceeding ten (10) acres with multiple principal buildings, each principal buildings having a wall facing the interstate highway may erect a two hundred (200) square foot wall mounted sign located on the wall facing the interstate highway.
  - (3) *Office Park Identity Expressway Sign*. Within an IOP subdivision that exceeds fifty (50) acres and fronts the Interstate Highway, one (1) office park identity expressway sign with a maximum size of two hundred (200) square feet and a maximum height of eight (8) feet may be installed. This sign may utilize an electronic changing message sign facing the interstate frontage for any portion of its face. Electronic office park identity expressway signs shall not change more than once in any ten-second period. Changes shall be instantaneous full-face changes; no effects (wipes, fades, flashing, etc.) may be employed. A new changing electronic office park identity expressway sign shall have a resolution of at least 20mm. Electronic office park identity expressway sign faces shall be equipped with a system to regulate the intensity of lighting, reducing or increasing the light output as exterior light conditions fluctuate.

Office park identity expressway signs which are capable of changing more than once per hour shall be directly connected to the regional emergency dispatch system in order that the emergency dispatchers would be able to override the message otherwise displayed on the sign in favor of an emergency bulletin. The Director of METCAD or the Director's designee shall have authority to direct such an override. Examples of an emergency justifying such override would be broadcasting from the Statewide "Yellow Alert" system regarding abducted children or imminent

weather bulletins where the other aspects of the emergency broadcast system (sirens, cable override) are activated.

This office park identity expressway sign may be located on a common area lot. The base of the office park identity expressway sign shall be landscaped in accordance with the provisions of section 37-427(b). The height of the office park identity expressway sign shall be measured from the elevation of the nearest edge of the interstate pavement or the ground beneath the sign, whichever is higher.

- (g) *IOP use restrictions:* Outdoor storage, sale or display of goods, and semi-truck parking is not permitted anywhere within view from a public right-of-way.
- (h) *Fencing:* No chain link fences shall be permitted in the IOP zone unless the same are mandated by the U.S. Department of Transportation or the Illinois Department of Transportation.

#### **Sec. 37-67.1. - IBP Interstate Business Park District—Purpose.**

The purpose of this district is to provide large scale, high visibility corporate headquarters or office campus settings for businesses requiring higher levels of visibility and close access to the interstate highway systems. Areas designated IBP are generally large parcels of land, not less than five (5) acres in size, and are located adjacent to the interstate highways. Uses should include large scale businesses such as corporate headquarters and low impact manufacturing or distribution centers. Due to the potential for heavy truck traffic and proximity to major highways, pedestrian oriented business should be discouraged in this district.

#### **Sec. 37-67.2. - Permitted uses in the IBP District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IBP District, except for one (1) or more of the following uses which are permitted:

- (a) Community or Government Building;
- (b) School Business or Trade;
- (c) Broadcast Studio;
- (d) Commercial Service;
- (e) Office or Office Building;
- (f) Wholesale;
- (g) Warehouse;
- (h) Light Manufacturing;
- (i) Laboratory.

#### **Sec. 37-67.3. - Provisional uses in the IBP District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IBP District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Commercial indoor recreation, fitness, commercial and personal services, provided such are part of a mixed use development and do not comprise more than twenty-five (25) percent of the floor area of any one (1) building;
- (b) Restaurants/snack bars;
- (c) Day care center;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence.

**Sec. 37-67.4. - Special uses in the IBP District.**

No specific use is permitted in the IBP District only as a special use.

**Sec. 37-67.5. - Performance standards in the IBP District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;
- (b) There shall be no bulk storage of hazardous substances;
- (c) Outdoor storage sale or display of goods are not permitted anywhere within view from a public right-of-way;
- (d) Unfinished concrete block or corrugated metal is not permitted as an exterior finish material for any building;
- (e) A minimum of ten (10) percent of the lot shall be planted areas consisting of trees, evergreens, shrubs, and groundcover. In addition, each lot shall be planted with at least one shade tree of two (2) inch caliper or an evergreen with a minimum height of five (5) feet at time of planting and a minimum height of fifteen (15) feet height at maturity, per five thousand (5,000) square feet of open space;
- (f) No principal structure shall be less than twenty thousand (20,000) square feet;
- (g) All entrance drives and street radii shall be designed to accommodate a WB-60 turning movement.

**Sec. 37-68.1. - I1 Light Industrial District—Purpose.**

It is the primary purpose of the I1 District to provide for the development of light industrial uses such as wholesale, distribution, research and development, and storage. It may also include some manufacturing processes, such as assembly, which does not produce noxious by-products. Limited retail sales and services related to the industrial uses may also be permitted as accessory uses. Performance standards minimize the potential for significant by-products or hazardous uses. It is preferable to have a transition

between the I1 District and residential uses. The I1 District can be served by a local street system designated for trucks although the street system should exit to a major arterial or truck route. Traffic from the industrial area through residential areas is discouraged.

**Sec. 37-68.2. - Permitted uses in the I1 District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I1 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Auto Repair, Major;
- (c) Auto Repair, Minor;
- (d) Bus Station/Taxi Terminal/Intermodal Facility;
- (e) Broadcast Studio;
- (f) Commercial Service;
- (g) Community or Government Building;
- (h) Contractor Shop;
- (i) Crematorium;
- (j) Farm;
- (k) Flexible Office/Warehouse Facility;
- (l) Grain Elevator;
- (m) Greenhouse/Nursery;
- (n) Guest Residence;
- (o) Indoor Recreation;
- (p) Kennel, Cat;
- (q) Laboratory;
- (r) Light Manufacturing;
- (s) Mini-warehouse;
- (t) Office or Office building;
- (u) Railroad Station;
- (v) Railroad Yard/Freight Terminal;
- (w) School - Business or Trade;
- (x) Truck Terminal;
- (y) Utility Station;
- (z) Warehouse;
- (aa) Wholesale.

**Sec. 37-68.3. - Provisional uses in the I1 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I1 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Day care center;
- (b) Financial institution;
- (c) Freestanding antenna, and satellite dish;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (e) Hotel/motel, provided the lot is located within two thousand (2,000) feet of the right-of-way of an interstate exit ramp;
- (f) Kennel, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (g) Mini-warehouse;
- (h) Recycling/waste hauling;
- (i) Religious Institution, provided that the lot has frontage on an arterial street or collector street.
- (j) Restaurant drive-through, provided the lot is located within two thousand (2,000) feet of the right-of-way of an interstate exit ramp;
- (k) Truck stop, provided the lot is located within two thousand (2,000) feet of the right-of-way line of an interstate exit ramp.

#### **Sec. 37-68.4. - Special uses in the I1 District.**

No specific use is permitted in the I1 District only as a special use.

#### **Sec. 37-68.5. - Performance standards for the I1 District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;
- (b) No odor from the following sources shall be detectable at the lot line:
  - (1) Dead or decaying matter;
  - (2) Storage of waste, garbage, or untreated sewage;
  - (3) Animal offal and similar by-products.
- (c) Explosive materials and the bulk storage of hazardous substances shall not be located within five hundred (500) feet from any residential, office, or business district. Any use handling such

materials shall comply with chapter 13, Fire Prevention and Protection and Hazardous Materials, of the Champaign Municipal Code.

**Sec. 37-69.1. - I2 Heavy Industrial District—Purpose.**

It is the primary purpose of the I2 Heavy Industrial District to provide for the development of heavy industrial uses that produce significant off-site impacts, have large areas for storage of raw materials or heavy equipment, or handle large quantities of hazardous materials. The I2 District is the most intense district with regards to the types of operations allowed. This district should not be located adjacent to residential uses, office, or retail areas. There should be a transition between the I2 District and residential uses. Separation from low intensity business districts is advisable. The I2 District area can be served by a local street system, although the street system should exit to a major arterial or truck route. Traffic from the industrial area through residential areas is discouraged.

**Sec. 37-69.2. - Permitted uses in the I2 District.**

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I2 District, except for one or more of the following uses which are permitted:

- (a) Antenna/Tower/Satellite Dish;
- (b) Community or Government Building;
- (c) Contractor Shop;
- (d) Crematorium;
- (e) Distribution Facility;
- (f) Farm;
- (g) Grain Elevator;
- (h) Gravel Processing and Excavation;
- (i) Heavy Manufacturing 1;
- (j) Laboratory;
- (k) Light Manufacturing;
- (l) Major Auto Repair;
- (m) Railroad Yard/Freight Terminal;
- (n) Truck Terminal;
- (o) Utility Station;
- (p) Warehouse;
- (q) Wholesale.

**Sec. 37-69.3. - Provisional uses in the I2 District.**

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I2 District, except for one (1) or more of the permitted uses listed above or one (1)

or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Day Care;
- (b) Drive-thru Restaurant;
- (c) Freestanding Antenna, and Satellite Dish;
- (d) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residential structure and enclosed by an eight-foot opaque fence;
- (e) Gas Station;
- (f) Junk/Auto Salvage Yard;
- (g) Mini-warehouse.
- (h) Recycling/Waste Hauling;
- (i) Truck Stop provided that the lot is located within two thousand (2,000) feet of the right-of-way line of an interstate exit ramp.

**Sec. 37-69.4. - Special uses in the I2 District.**

- (a) Heavy Manufacturing 2;
- (b) Transfer Station.

No additional specific use is permitted in the I2 District only as a special use.

**Sec. 37-69.5. - Performance standards for the I2 District.**

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;.
- (b) No odor from the following sources shall be detectable at the lot line:
  - (1) Dead or decaying matter;
  - (2) Storage of waste, garbage, or untreated sewage;
  - (3) Animal offal and similar by-products.
- (c) Explosive materials and the bulk storage of hazardous substances shall not be located within five hundred (500) feet from any residential, office, or business district. Any use handling such materials shall comply with chapter 13, Fire Prevention and Protection and Hazardous Materials, of the Champaign Municipal Code.



**Secs. 37-70—37-160. - Reserved.**

**DIVISION 4. - PRINCIPAL, ACCESSORY, AND TEMPORARY USES**

**Sec. 37-168. - Automatic teller machines.**

- (a) Automatic teller machines shall not be located within fifty (50) feet of any lot line of a residential district and shall not be permitted as a freestanding use in the MF3 or MFUniv Districts.
- (b) Access to any automatic teller machine shall be from an arterial or collector street.
- (c) Automatic teller machines shall meet stacking requirements for drive-in uses.